

February 6, 2023

State of Connecticut General Assembly

Members of the Committee on Housing

Raised Bill No. 943-- OPPOSED

Testimony of Christopher Reilly, President, Lexington Property Management of Hartford, CT

Dear Esteemed Housing Committee Members,

There is no need to modify the current legislation requiring the return of a security deposit within 30 days of termination of a tenancy.

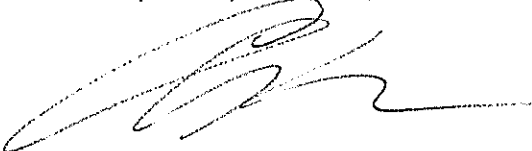
The requirement to process and return a security deposit within 10 days is impractical.

At the termination of a tenancy, an inspection with proper documentation of the condition of the apartment must be conducted to determine any reasonable and eligible charges to be withheld from the security deposit. In any community, there maybe tens to dozens of units requiring inspection. There needs to be sufficient time for staff to inspect and process security deposit returns. Which then need to be submitted to an accounting department to cut a check. Accounts payable in any professional organization generally cuts checks once a week or even bi-weekly.

To enable the process to run effectively and efficiently, 30 days is a reasonable amount of time. Any time shorter will compromise the ability of responsible operators to give the appropriate time and accuracy to the process.

I thank the committee for the important work it does to advance housing in the state of Connecticut.

Respectfully submitted,



Christopher Reilly

President, Lexington Property Management